

**U.S. VIRGIN ISLANDS
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
(CAPER)**



PROGRAM YEAR 2019
(October 1, 2019 – September 30, 2020)

Submitted by:
Virgin Islands Housing Finance Authority

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Program Year 2019 (which was 10/1/19 -9/30/20) was the fifth and final year covered by the 2015-19 Consolidated Plan. During the Program Year, the Territory made some progress toward its overall Strategic Plan and Action Plan goals; however, that progress was stymied during the third and fourth quarters of the year due to the impacts of the coronavirus pandemic. The arrival of the COVID-19 pandemic in early 2020 led to extended shutdowns of schools, construction sites, etc. As a result of the Territory's relative geographic isolation, the effects of worldwide supply chain issues were exacerbated causing an unprecedented increase in prices – particularly construction prices. These disruptions had various impacts on virtually all the HUD programs covered by the Consolidated Plan. The biggest impact has been low expenditure rates due to closure of various public service programs (many of the CDBG-funded programs are after-school programs for which only a few were able to pivot to operate in the virtual environment); several construction projects experiencing long delays and now require additional funds to meet the sharp increase in material prices.

A total of sixteen (16) households were assisted with HOME funds during the period - four (4) HOME projects were completed and twelve (12) additional homebuyer assistance projects were ongoing as of the end of the program year. Total entitlement funds disbursed under the HOME Program was \$165,571.55; program income funds in the amount of \$238,390.92 were also disbursed. Homeless prevention assistance was provided to three (3) households utilizing Emergency Solutions Grant (ESG) funds; 4 households received rapid re-housing assistance. ESG funds also supported three (3) shelters. For one project, ESG funds were used to defray personnel costs for case management while for the other two projects, ESG funds defrayed the cost of shelter operations - including but not limited to utilities, materials and supplies, and maintenance. Total ESG funds disbursed during the period was \$98,957.52.

Community services/support/development: Ten (10) public services programs operated during the period – all except 2 were utilizing prior year funding. Many of these programs that provided youth services were after-school programs which provided homework assistance or enrichment activities. The onset of the COVID-19 pandemic impacted all of the programs to varying degrees. A few programs were able to pivot to a virtual format; this enabled them to provide services to beneficiaries. Two notable examples of programs that were able to pivot to a fully virtual format were Project Promise on St. Croix and FRC Youth Counseling which provided services to youth on St. Thomas and St. John. Project Promise utilized Zoom as their classroom providing educational, health, career, and vocational programming of their students. CDBG funds were used to pay for personnel services and also materials and supplies (which were delivered to program participants at their homes by the program facilitator). FRC Youth Counseling Program entails the provision of counseling services to youth who display negative and “acting out” behaviors identified at home, school, or in the larger community. Many of the youth in the program are revealed to be in crisis because of previously undisclosed trauma. The counseling provides resources for safety, coping skills, and improved social interventions. Although the program began the program

year with in-person services, once the pandemic shut-down went into effect, the program counselors switched to virtual sessions via Zoom or even telephone. A total of 116 Low-Mod income persons were served.

Two youth programs managed to maintain a level of in-person programming throughout the program year despite the pandemic. Mon Bijou After-school Program on St. Croix pivoted from its normal after-school homework assistance, music instruction, and martial arts training to providing supervised, in-person assistance with virtual learning. This was a valuable service for their students and parents who were not able to provide supervision for their students due to employment commitments. Due to social distancing requirements, the program was only able to serve 55 students – of which 44 were LMI persons. The St. Thomas/St. John Boys and Girls Club commenced their PY 2019 programming in September 2020 providing in-person assistance with virtual learning. The program also partnered with another entity to provide hot meals and snacks to the students. A total of 40 students were served.

Unfortunately, five (5) of the programs terminated operations due to the “stay-at-home” orders imposed by the local government beginning in March 2020; the programs remained closed well beyond the end of the program year. Some of the challenges were lack of the proper technology or staff unfamiliarity with teaching virtually. In the case of the Engineers for Tomorrow After-School Program, their program was a science, technology, engineering and math enrichment program which worked with students at the Wesley After-school Program. The STEM program was based on hands-on engineering workshops where students learned various technologies under the direct supervision of the facilitators. It was determined that this was not feasible in the virtual environment. The STT Learn-to-Swim Program was another program which, by its nature, could not operate.

In the area of community development, several projects were underway as follows: Savan Playground/Play Park (St. Thomas), St. John Rescue Headquarters (St. John), the design phase of Civil Air Patrol Headquarters (St. Croix).

Services for special-needs populations: As mentioned above, the Family Resource Center Youth Counseling Program which operated on St. Thomas and St. John, provided counseling services to at-risk youth. In the area of facilities for special-needs populations, several projects for victims of domestic violence were underway as follows: WCSC East Street Crisis Center (St. Croix) and FRC Transitional Housing (St. Thomas). In the area of homelessness, the solicitation for professional architectural services for the CCVI (Catholic Charities) Shelter Renovation was published during the period. Work also continued on the Catholic Charities Supportive Housing facility (St. Croix). The building had achieved substantial completion after several years under construction. Also, during the period, CDBG funds were used for the acquisition of the former Villa Morales compound located at #82 Estate Whim on St. Croix. The facility will be used to provide emergency shelter beds and transitional housing units for persons experiencing homelessness.

Total CDBG funds disbursed during the period for Community services/support/development activities was \$2,408,179.85.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Like the two preceding years, Program Year 2019 was very challenging for the Consolidated Plan programs due to external factors which the Territory has faced. Starting with the massive devastation and the resulting prolonged disruption of normal activities in the aftermath of the 2017 hurricanes, the Territory struggled to return to full normalcy. In the aftermath of the 2017 hurricanes, at least three (3) major CDBG construction projects sustained major damages which delayed (and, in some cases, ultimately resulted in the cancellation of) the projects. The administrative processes around re-programming the funds that had been awarded to these projects caused additional delays. The destruction of a number of facilities that hosted after-school programs led to the sharing of campuses on a split-session schedule which resulted in the suspension of several CDBG-funded after-school programs. By the time, the programs started to fully regain momentum, the arrival of the COVID-19 pandemic in early 2020 led to extended shutdowns of schools, construction sites, etc. The biggest impact of the pandemic has been low expenditure rates due to closure of various public service programs (many of the CDBG-funded programs are after-school programs for which only a few were able to pivot to operate in the virtual environment); several construction projects experiencing long delays and now require additional funds to meet the sharp increase in material prices. As a result of the Territory's relative geographic isolation, the effects of world-wide supply chain issues were exacerbated causing an unprecedented increase in prices – particularly construction prices. These disruptions had various impacts on virtually all the HUD programs covered by the Consolidated Plan. In addition, the continued lack of contractor availability has also resulted in start-up delays for several projects.

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected Program Year	Actual – Program Year	Percent Complete
Increase and preserve affordable housing units	Affordable Housing Public Housing	HOME: \$1110132 / HTF: \$90138 / CDBG: \$40,000	Rental units constructed	Household Housing Unit	12	0	0.00%	3	0	0.00%
Increase and preserve affordable housing units	Affordable Housing Public Housing	HOME: \$1110132 / HTF: \$90138 / CDBG: \$40,000	Rental units rehabilitated	Household Housing Unit	0	0	0.00%	14	0	0.00%
Increase and preserve affordable housing units	Affordable Housing Public Housing	HOME: \$1110132 / HTF: \$90138 / CDBG: \$40,000	Homeowner Housing Added	Household Housing Unit	30	0	0.00%	0	0	0.00%
Increase and preserve affordable housing units	Affordable Housing Public Housing	HOME: \$1110132 / HTF: \$90138 / CDBG: \$40,000	Homeowner Housing Rehabilitated	Household Housing Unit	15	0	0.00%	4	0	0.00%
Increase and preserve affordable housing units	Affordable Housing Public Housing	HOME: \$1110132 / HTF: \$90138 / CDBG: \$40,000	Direct Financial Assistance to Homebuyers	Households Assisted	40	35	87.50%	10	4	40.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected Program Year	Actual – Program Year	Percent Complete
Provide services and community support	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$885,409	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		8	0	0.00%
Provide services and community support	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$312,409	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3930	89	2.26%	495	538	108.69%
Provide services and community support	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$312,409	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300	0	0.00%	0	0	0.00%
Reduce and prevent homelessness	Homeless	CDBG: \$375,000 / ESG: \$484,641	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	5	10.00%	3	4	133.33%
Reduce and prevent homelessness	Homeless	CDBG: \$375,000 / ESG: \$484,641	Homeless Person Overnight Shelter	Persons Assisted	410	0	0.00%	50	0	0.00%
Reduce and prevent homelessness	Homeless	CDBG: \$375,000 / ESG: \$484,641	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	34	0	0.00%	6	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Reduce and prevent homelessness	Homeless	CDBG: \$375,000 / ESG: \$484,641	Homelessness Prevention	Persons Assisted	50	26	52.00%	17	3	17.60%
Support community and economic development	Non-Housing Community Development	CDBG: \$885,409	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30600	0	0.00%	5500	0	0.00%
Support community and economic development	Non-Housing Community Development	CDBG: \$885,409	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	114	114	100.00%	0	0	0.00%
Support community and economic development	Non-Housing Community Development	CDBG: \$885,409	Buildings Demolished	Buildings	2	2	0.00%	0	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Territory's Consolidated Plan identified affordable housing, homelessness reduction and prevention, and community services - particularly youth services - as the highest priority activities. The Territory's CDBG funds are the primary funding source (and often, the sole source of funding) for many of these activities that are carried out by non-profit subrecipients. These activities include public service programs that serve children, youth, and other special needs populations as well as projects that entail construction of community facilities that serve low-income neighborhoods or various special needs populations. Examples of community facilities include CCVI Permanent Supportive Housing (STX), CCVI Shelter Renovation (STT), and Hearts in Service Transitional Housing – all of which entail construction of new facilities for the homeless. FRC Transitional Housing and WCSC East Street Crisis Center are facilities which will serve victims of domestic violence. The Civil Air Patrol Headquarters facility, once built, will be for the primary benefit of youth. One other community facility not serving special needs – the St. John Rescue Headquarters and Operational Base - is also supported by CDBG funds.

HOME funds provided subsidy assistance which enabled four (4) households to attain home ownership. As of the end of the program year, another 12 households were in the process of receiving assistance; it is anticipated that their units will be completed during the subsequent program year.

ESG funds were used for activities for the reduction and prevention of homelessness as follows: Three (3) shelters were supported - 2 were supported with funds for operations and for another shelter funds supported the salary of case management personnel. Seven (7) households received financial assistance to help them retain housing or acquire new housing through rapid-rehousing assistance.

During the program year, 11 public service programs were completed - the majority were after-school programs which provided academic enrichment through homework and/or tutorial assistance and access to computers to complete projects and research assignments.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME	ESG	HTF
White	32	0	0	0
Black or African American	546	4	0	0
Asian	0	0	0	0
American Indian or American Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Total	578	0	0	0
Hispanic	49	0	0	0
Not Hispanic	536	4	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The racial and ethnic profile of the households assisted as shown above generally reflects the racial and ethnic demographics of the Territory.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	2,517,155	\$2,408,180
HOME	public – federal	1,110,132	\$403,962
ESG	public – federal	484,641	\$98,958
HTF	public – federal	286,500	0

Table 3 - Resources Made Available

Narrative

Expenditures under the CDBG Program continued to rebound in Program Year 2019 after being significantly reduced in PY 2017 when the Territory was recovering from the devastating impacts of Hurricanes Irma and Maria. Virtually all of the CDBG public service projects were able to proceed as planned – at least until the onset of the pandemic in March 2020. Even so, although the Territory made significant strides in its recovery efforts during PY 2019, some ongoing impacts continued to pose challenges for the various programs. Several prior-year CDBG construction projects that sustained damages during the 2017 storms continued to be suspended during Program Year 2019 due to protracted delays in settling insurance claims. Construction work has led to manpower shortages and also material availability issues - all of which factors contributed to delays in various CDBG construction projects. With respect to the HOME Program, the greater portion of the Territory's HOME funds provide subsidy assistance to low-income clients purchasing new construction units. Here again, shutdown of construction projects due to the pandemic resulted in delays in the production of new single-family units. The impact is seen in the dramatic decrease in the total expenditure under the HOME Program for PY 2019.

Expenditures under the ESG Program were slightly less than in the previous program year. Program staff continued aggressive efforts to work with the various ESG program subrecipients to facilitate drawdown requests and also to re-program funds from slow-spending projects. Despite the significant numbers of persons rendered homeless or precariously housed by the devastating 2017 hurricanes, there has not been any notable increase in the number of clients served by the subrecipients conducting the homeless prevention and rapid re-housing services. A major issue is the lack of affordable units available for rental due to the devastation of the rental housing stock.

Overall, the VIHFA remains confident that the planned outcomes over the five-year period covered by the Strategic Plan would have been fully achieved by the end of the Plan term had it not been for the disruptions of the devastating 2017 hurricanes and the pandemic which began in March 2020. As it presently stands, although not all the expected outcomes were achieved, many of the planned activities are underway and will be completed – albeit later than anticipated.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments**Narrative**

As stated in the Strategic Plan, there are no designated or HUD-approved geographic target areas in the Territory. Thus, all activities undertaken during the program year benefitted low-moderate income persons across all three islands appropriate to the funding program. CDBG funds were the most widely distributed - funding projects on all three islands comprising the Territory. HOME funds assisted first-time homebuyers on St. Croix and St. Thomas. (No applications for home ownership assistance have been received from any residents of St. John – likely due to the challenges of identifying qualified affordable housing units there). ESG funds were expended on St. Thomas and St. Croix. (Presently, there are no subrecipients carrying out ESG projects on St. John).

The Territory recognizes the benefit of focusing funding in order to achieve maximum benefit in particular areas, if the opportunity should arise, so that neighborhoods are lifted out of poverty through a comprehensive revitalization strategy that includes activities that support improved housing, ancillary community facilities, and creation/retention of jobs.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

During the program year, federal funds provided under the programs covered by this CAPER leveraged additional resources - in many different ways specific to the respective program.

HOME funds were used as secondary financing to assist first-time homebuyers bridge the gap between the acquisition cost of their home and their mortgageability; as such, HOME funds leveraged private financing provided by conventional lenders or USDA Rural Development's Direct Lending Program. In the case of CDBG, many of the public service programs supported by CDBG funds have other funding such as private funding contributed by the sponsor organization from donations or fundraising. In the case of the Savan Playground/Playpark project, VIHFA has pledged local funds in the amount of \$102,000 to help finance the project. Several ESG subrecipients have leveraged ESG funds with other federal funds such as VAWA and SAMHSA. In addition, given that the program administration allotment under ESG is not sufficient to defray the cost of operating the program, VIHFA funds the salary of the full-time ESG staff position from local funds.

As an insular area, the Territory is exempt from match requirements under the programs covered by this CAPER.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year							
Project No. or Other ID	Date of Contribution	Cash (non-federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing
N/A (Insular area; no match requirement for HOME Program)	0	0	0	0	0	0	0
Total Match							0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period			
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$
0	0	0	0
Balance on hand at end of reporting period \$			0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts (No contracts were awarded for HOME projects completed during the reporting period)						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0*	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

*No HOME funds were used to assist rental properties during the program year.

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

***No HOME funds were used for acquisition of real property during the program year.**

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	7
Number of Non-Homeless households to be provided affordable housing units	31	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	37	11

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	7
Number of households supported through The Production of New Units	13	3
Number of households supported through Rehab of Existing Units	4	0
Number of households supported through Acquisition of Existing Units	0	1
Total	37	11

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The biggest challenge encountered during the period continued to be the slow production of affordable housing in the aftermath of the 2017 hurricanes - most acutely, in the St. Thomas district. In the previous period, the large volume of recovery work has resulted in some contractors withdrawing from the production of affordable housing in favor of more lucrative projects. During the current period, the pandemic shutdown impacted construction projects resulting in delays in completion of units; nonetheless, four (4) first-time homebuyer households received assistance during the period. Of these,

three were acquisitions of new construction units and one was acquisition/rehabilitation of an existing unit. Twelve (12) units remained under construction as of the end of the period; these clients for which assistance is still on-going have not been included in the count above. Taking into consideration the units that were actually completed during the period, the number of households receiving homebuyer assistance fell short of the goal that was projected for the period.

Another area where the goals were not met is the area of owner-occupied rehabilitation under the HOME Program. While the financial resources (HOME funds) were available and the need existed, the challenge had been the lack of sufficient staffing capacity to conduct the project assessments, develop the scopes of work, conduct a procurement process, and undertake the necessary project management. The aftermath of the 2017 hurricanes further complicated the issue as there were now other programs placing additional demands on staff time as well as programs which promised to support larger-scale repairs/rehabilitation than would be possible under the HOME Program.

A final challenge in meeting the goals relative to achieving the number of homeless households to be supported has been capacity issues among some of the non-profit subrecipients that administer the ESG homeless prevention and rapid re-housing programs. VIHFA has provided additional training to the providers in hopes that this will help improve the productivity of the programs.

Discuss how these outcomes will impact future annual action plans.

VIHFA feels that the goals established in the current Strategic Plan and the related Action Plans have been realistic; however, the challenges that have arisen as a result of the 2017 hurricanes and the COVID -19 pandemic and the lingering issues through the recovery could not have been anticipated. In the development of future annual plans, the VIHFA will look to modify the expectations taking into consideration the slow rebound of production of new housing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	0	0	0
Low-income	0	1	0
Moderate-income	0	15	0
Total	0	16	

Table 13 – Number of Households Served

Narrative Information

As of the beginning of the Program Year, there are thirteen (13) households for which assistance was on-going and it was anticipated that all those households would have been completed in 2020 (program

Year 2019). As a result of the pandemic impacts on the construction industry, only one project that was completed; twelve remain in progress as of the end of the program year. Many are making slow but steady progress and will definitely achieve completion in 2021 (program Year 2020).

Although it had been anticipated that four (4) households would have been supported through owner-occupied rehabilitation under the HOME Program, no households actually received rehabilitation assistance during the period. While the financial resources (HOME funds) were available and the need existed, the challenge has been the lack of sufficient staffing capacity to conduct the project assessments, develop the scopes of work, conduct a procurement process, and undertake the necessary project management.

A total of seven (7) households received homeless prevention or rapid re-housing assistance under the ESG Program during the period. This was a decrease in the number that was served over the previous period.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During the period, the jurisdiction made steady progress toward achieving its objectives for reducing and ending homelessness. Catholic Charities' St. Teresa House of Hope placed in service during the program year. This represented the first new units of transitional housing in the Territory in decades. Once fully placed in service, the facility will add eleven units (including one fully accessible unit) of transitional housing on St. Croix. Three other projects which will add units of transitional housing remained under construction during the period. In addition, the Virgin Islands Housing Finance Authority completed the acquisition of a property on the island of St. Croix utilizing an allocation of 2018 CDBG funds which will be utilized for the provision of emergency shelter beds, transitional housing, and ultimately, permanent supportive housing.

During the period, the Virgin Islands Continuum of Care (VICOc) continued to make strides toward the development of a Coordinated Entry System (CES). Having a CES in place will ensure that the persons in crisis are effectively connected to interventions that will rapidly end their homelessness or prevent them from becoming homeless. Utilizing information gained from the assessment conducted by the HUD-assigned technical assistance provider, the CES subcommittee met regularly to work out a system design. The intention was to complete the basic design and have a soft launch of the CES sometime in 2020; however, the planning efforts were halted by the onset of the pandemic.

A major concern during the pandemic which took hold in March of the reporting year (March 2020) was the potential for unchecked transmission of COVID-19 in and around the homeless population (both sheltered and unsheltered). Organizations providing emergency shelter adopted various protocols as recommended by the CDC, federal, and local officials (including rigorous testing among residents and isolation upon entry) to ensure the safety of shelter residents. With respect to the unsheltered populations, various organizations adapted their protocols to include the distribution of hygiene items (i.e., masks, hand sanitizer, etc.) to persons engaged via street outreach activities or one-time events. Many organizations who conducted feeding events shifted to a distribution of pre-packaged meals following appropriate social-distancing protocols. No wide-scale efforts were conducted to house homeless persons in non-congregate settings due to the pandemic.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the PY 2018 reporting period, the CoC was able to gain new insight and understanding of the nature of the Territory's homeless problem and the aspects that will be required to solve it- in particular, the critical need for permanent supportive housing, for more financial resources dedicated to coordination,

and also the need for improved system flows.

Aside from the persons who were assisted under the ESG homeless prevention and rapid re-housing activities, the major progress toward addressing the emergency shelter and transitional housing needs of homeless persons during the period was the transitional housing projects which were under construction and the efforts toward the implementation of the emergency shelter at the recently acquired Villa Morales campus. Also, all three of the capital projects recommended for funding in the upcoming program year (Program Year 2020) are homeless facilities (Bethlehem House shelters in St. Thomas and St. Croix, and Liberty Place on St. Croix).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

During the period, three (3) households received homeless prevention assistance and four (4) received rapid re-housing assistance. One area in which the jurisdiction still needs improvement is the establishment of partnerships with public-funded institutions and systems of care relative to discharge planning to ensure that persons leaving such institutions do not exit to homelessness. The intent is to address the coordination of discharge planning during the jurisdiction's Coordinated Entry System which is currently underway.

The three ESG subrecipients that are tasked with administering the ESG Homeless Prevention and Rapid Re-housing program provide case management to those individuals and families receiving assistance which includes connecting them with mainstream services available from public or private agencies in the areas of health, employment services, and social services through referrals. Although informal at this time, the referral process suffices. A standardized referral process will be incorporated in the Coordinated Entry System.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

At present, there are three (3) non-profit subrecipients that are tasked with administering the ESG Homeless Prevention and Rapid Re-housing Program. During the period, the goal toward shortening the time that clients experience homelessness still has not been attained as expected. This is primarily

attributed to the scarcity of shelter beds – a condition which has been exacerbated by the loss of the Bethlehem Housing Shelter on St. Croix. The CoC had been designing its Coordinated Entry System which, once implemented, would organize system-wide resources and help homeless persons more quickly transition to permanent housing thus shortening the time that they experience homelessness.

Four (4) households received rapid re-housing assistance during the period. Three (3) households received homelessness prevention assistance.

Three formerly homeless individuals were provided housing under the Department of Human Services' CoC Permanent Supportive Housing grant.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Virgin Islands Housing Finance Authority continued to support the needs of the local PHA, Virgin Islands Housing Authority, and public housing residents during the program year. The VIHFA and VIHA continue to expand cooperation between the two housing providers - including referral of public housing tenants in the Family Self-Sufficiency (FSS) Program and those receiving Housing Choice Vouchers to VIHFA to apply for the homebuyer program, to receive pre-purchase counseling, or to participate in the homebuyer education program.

During the program year, VIHA continued to pursue its long-term asset re-positioning plan which is aimed at right-sizing and re-inventing the public housing inventory to match occupancy/demand versus supply and also to develop a strategy to best manage VIHA's limited financial and staff resources. VIHA's plans include modernization of the entire PHA housing stock primarily through the demolition and subsequent replacement of several of the larger, older communities and rehabilitation of others. VIHFA will play a key role in the achievement of the PHA's goals through the award of Low Income Housing Tax Credits will be leveraged with other sources of financing to create new housing communities. VIHFA has also begun exploring the development of a multi-family bond financing program as a means of providing an additional source of financing for new VIHA initiatives.

The passage of Hurricanes Irma and Maria which struck the Territory in September 2017, respectively, inflicted damages on several VIHA properties. The most severe impact was on the Tutu Hi-Rise, one of the largest VIHA communities on St. Thomas. As a result of the damage, the property will be demolished. VIHA's plan for replacement of the community entails replacing it with several smaller communities of lower density. VIHA has submitted an application for Low Income Housing Tax Credits for the new Donoe Replacement project. The project has been approved for an award of credits in the amount of \$3.5 Million Dollars.

VIHA has designed a homeownership program and partnered with the VIHFA to provide homeownership counseling and mortgage financing with various banking and mortgage institutions for residents of Williams Delight on St. Croix. VIHA continues to screen and process residents for the homeownership initiative.

The activities of the annual Action Plan are consistent with the needs and goals of public housing relative to its residents. Housing stability and opportunities for self-sufficient are key elements of both VIHA's goals and the long-term objectives of the Territory's 2015-19 Consolidated Plan. One public service project that was funded in the 2019 Program Year, the St. Thomas Boys' and Girls' Club After-school Program, operated from the Ruth Dazzle Community Center in the Oswald Harris Court public housing community. The implementation of the program was delayed by the COVID-19 pandemic; however, once the program got underway in September 2020, it provided in-person assistance with virtual learning to 40 students who were primarily residents of the community. On a broader level, the use of CDBG funds for public services support the needs of low- and moderate-income households - many of whom are public housing

residents. In addition, the homeownership programs of VIHFA also offer first-time homeownership opportunities for low- and moderate-income households - which generally include public housing tenants.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Virgin Islands Housing Authority is a key partner in the local PHA's (Virgin Islands Housing Authority) efforts to encourage resident participation in homeownership. VIHA operates several programs which are aimed at encouraging residents to move toward home ownership. The ROSS (Resident Opportunity and Self-Sufficiency) Program links public housing residents to support services, activities, and assistance toward economic self-sufficiency. ROSS Coordinators assess needs of participating residents and coordinate available resources in the community to meet those needs. Services are geared toward enabling participating families to increase earned income, progress toward economic independence, and to attain housing self-sufficiency.

Another program offered by VIHA, known as the Family Self-Sufficiency (FSS) Program, is a voluntary program designed to help public housing residents obtain education, job training, and life skills necessary to move toward self-sufficiency. VIHA and the FSS household execute a contract whereby, if the household reports an increase in earned income during the 5-year contract period which results in a higher rent payment, a portion of the increased payment is deposited monthly into an escrow account that has been established for the family. Upon the head-of-household's satisfaction of all the listed goals within the contract period (one of which is that the household remains free of public welfare assistance for at least 12 consecutive months), the family receives the balance in the escrow account toward an activity that moves the family along toward attaining self-sufficiency.

Participants from both the ROSS and FSS programs have been linked to supportive services such as job readiness skills training, job search tutorials, enrollment in the University of the Virgin Islands, driving instruction, parenting skills development, computer literacy courses, employment opportunities, money management workshops, and disaster preparedness workshops.

During the program year, VIHA and VIHFA continued their collaborative efforts - to include referral of public housing tenants in the Family Self-Sufficiency (FSS) Program and also Housing Choice Voucher recipients in good standing to VIHFA to apply for its homebuyer programs as well as to receive homebuyer education or individualized pre-purchase counseling services. Another collaborative effort between VIHA and VIHFA is the ongoing partnership whereby VIHFA provides homeownership education and counseling as well as mortgage pre-qualification services for residents of Williams Delight (a PHA community on St. Croix that has been designated for home ownership conversion).

Actions taken to provide assistance to troubled PHAs

The local PHA, Virgin Islands Housing Authority, is not designated as troubled present. In 2014, VIHA was returned to local control after more than ten years of receivership by HUD. During the receivership, the

local government worked closely with HUD to make improvements to the Territory's aging public housing stock - primarily the refurbishment of a number of off-line apartments in order to return those units to service. VIHA also resolved a number of administrative deficiencies that were noted. As a result of the transfer, VIHA is currently being managed locally. Since the return to local control, VIHA is currently being managed locally and continues to operate satisfactorily post-receivership. VIHA emerged from the receivership stronger and more focused on meeting the needs of the Territory's public housing residents.

VIHA has put together a long-term asset re-positioning plan which is aimed at right-sizing the inventory to match occupancy/demand versus supply and also to develop a strategy to best manage VIHA's limited financial and staff resources. Long-term planning for the efficient leveraging and programming of available resources will help ensure that VIHA remains viable and avoids recurrence of those issues that led it to become troubled in the past.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Territory's Consolidated Plan recognized the need for the Territorial government to identify and implement improvements in zoning and permitting that would facilitate the development of affordable housing and reduce barriers to development - including, but not limited to, the updating of local zoning codes and working with housing developers to ensure that all new construction multifamily housing is built to be accessible. The current zoning code (which was last updated in 1972) is cumbersome to navigate and can clearly benefit from revision. There is sufficient allowance in the existing code for housing in 18 zones; however, it is recognized that there is a need for more clarity and flexibility in residential zones, especially between zones designated for low- and high-density housing.

Unfortunately, although the local government has pledged to work toward updating the local zoning code, no significant progress has been made to date.

The Territory's geographic location in an area prone to both seismic and hurricane activity necessitates high standards for local building codes. After each catastrophic natural disaster (typically hurricanes), local building codes continue to be tweaked to satisfy FEMA requirements to mitigate damages and ensure resiliency. These measures add to the cost of construction but are not generally viewed as burdensome since the benefit is clearly recognized as outweighing the costs. This was seen after the 2017 hurricanes where buildings constructed to the codes which were adopted after the 1995 hurricanes generally withstood the Category 5 winds with minimal structural damage.

No other existing public policies are seen as barriers to affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During the period, the jurisdiction made steady progress toward achieving its objectives for reducing and ending homelessness. Catholic Charities' St. Teresa House of Hope placed in service during the program year. This represented the first new units of transitional housing in the Territory in decades. Once fully placed in service, the facility will add eleven units (including one fully accessible unit) of transitional housing on St. Croix. Three other projects which will add units of transitional housing remained under construction during the period. Once completed, two of the projects will address the transitional housing needs of DV clients. This sub-population has needs for housing that is available on short notice, move-in ready, and secure.

Another significant action taken to address obstacles to meeting underserved needs that occurred during the period was the acquisition of the former Villa Morales campus on the island of St. Croix utilizing an

allocation of 2018 CDBG funds. The facility will be utilized for the provision of emergency shelter beds, transitional housing, and ultimately, permanent supportive housing.

During the period, the Virgin Islands Continuum of Care (VICOc) continued to make strides toward the development of a Coordinated Entry System (CES). Having a CES in place will ensure that the persons in crisis are effectively connected to interventions that will rapidly end their homelessness or prevent them from becoming homeless. Utilizing information gained from the assessment conducted by the HUD-assigned technical assistance provider, the CES subcommittee met regularly to work out a system design. The intention was to complete the basic design and have a soft launch of the CES sometime in 2020; however, the planning efforts were halted by the onset of the pandemic.

Once again this year, the VIHFA (the designated Collaborative Applicant) submitted an application for a Planning Grant on behalf of the CoC. Funds will be used to help the CoC implement the CES as well as build capacity in the areas of use of CoC and ESG programs.

In the area of fostering affordable housing, VIHFA continued to work collaboratively with USDA Rural Development to structure affordable financing packages with a focus on increasing the number of low-income households achieving home ownership. The objective is to facilitate the creation of innovative financing packages, structured within the framework of both programs, which ultimately will result in increased home ownership opportunity for clients from typically underserved populations.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During this program year, no CDBG, HOME, or ESG funds were provided for residential rehabilitation. The grantee did not undertake any actions taken to reduce lead-based paint hazards because no housing rehabilitation activities were undertaken during the program year. All acquisitions during the program year were acquisition of new construction (turnkey) units.

During the program year, ESG recipients carrying out homelessness prevention and/or rapid re-housing activities received updated information on the lead-based paint requirements for those programs.

When rehabilitation activities are undertaken, the HOME Program tends to rehabilitate properties which have limited condition issues in order to stretch scarce funds. Priority is given to projects which benefit elderly householders, thus avoiding risks for children. In the event that a project with potential Lead-Based Paint (LBP) hazards is to be rehabilitated, VIHFA will comply fully with the requirements and abate any hazards. Where applicable, sub-grantees will be required to follow LBP requirements, will be given instruction on the specific requirements and will be monitored to assure compliance. As part of the procedures, information will be provided to property owners and occupants on the dangers of LPB, and potentially hazardous surfaces will be covered when found.

With respect to ESG-assisted housing, subrecipients administering homeless prevention and rapid re-housing programs have been required to complete basic lead screening training. In addition to completing

inspections of assisted premises and the requisite checklists, subrecipients are also required to disseminate the requisite lead hazard pamphlet to assisted clients.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

A number of the housing initiatives that were implemented during the period tie into the antipoverty strategy as outlined in the consolidated Plan. Increasing housing choice for lower-income households has long-term positive economic impacts; owning a home enables households to build equity which can then be parlayed into greater purchasing power which helps families move away from poverty. In addition, discretionary spending by homeowners also helps monies circulate in the local economy. Use of HOME funds for home ownership assistance creates opportunities for lower-income households to become home owners in diverse neighborhoods across the Territory ostensibly reducing the concentration of poverty in specific areas. The successful pairing of USDA Rural Development's Direct Lending Program and the HOME Program administered by the VIHFA enabled low-income households to achieve home ownership with affordable payments.

Under the Virgin Islands Housing Authority's Family Self-Sufficiency (FSS) and Resident Opportunity & Self-Sufficiency (ROSS) programs, lower-income households are assisted with supportive services to include job readiness training, life skills, computer literacy courses, money management workshops aimed at helping to increase earned income.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During the period, the Virgin Islands Continuum of Care (VCoC) continued to make strides toward the development of its Coordinated Entry System. Utilizing information gained from the assessment conducted by the HUD-assigned technical assistance provider, the CES subcommittee met regularly to work out a system design. The intention was to complete the basic design and have a soft launch of the CES sometime in 2020; however, the planning efforts were halted by the onset of the pandemic.

The CoC, with VIHFA as the Collaborative Applicant, remains committed to the implementation of the CES once operations return to some normalcy. The implementation of the Coordinated Entry System will put in place a formal structure to ensure that persons in crisis are effectively connected to the appropriate interventions that will rapidly end their homelessness or prevent them from becoming homeless. Having persons are referred to resources that are appropriate for their situation (including diversion where possible) helps ensure the efficient use of scarce resources which then helps to strengthen the overall crisis response system.

Once again this year, the VIHFA (the designated Collaborative Applicant) submitted an application for a Planning Grant on behalf of the CoC. Funds will be used to help the CoC implement the CES as well as build capacity in the areas of use of CoC and ESG programs.

Also during the period, the jurisdiction revitalized the Interagency Council on Homelessness which serves as a resource for the development of homelessness planning and policy development in collaboration with the CoC. The Interagency Council is composed of representatives of the local governmental agencies, non-profits, faith-based providers, hospitals & federally qualified health care institutions, the CoC, and homeless consumers. The objective is to facilitate a regular opportunity for all these various entities to come together which will foster a better understanding of the issue of homelessness and the various components that need to be in place to successfully address the issue.

Other actions taken during the period to develop institutional structure include the application for CoC Planning Grant funds which will be utilized by the CoC to develop written standards, strengthen the HMIS, acquire/facilitate training and technical assistance for the CoC Board and members agencies. Performance monitoring of ESG subrecipients was also conducted during the period.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In many instances, coordination between housing entities and social service agencies occurs in the context of transitional or permanent supportive housing. As mentioned before, there are a number of projects currently underway which, upon completion, will place in service critically-needed units of transitional housing. In some cases, the sponsor organizations of the projects are social service agencies which have endeavored to create their own housing after recognizing the difficulty in coordinating with housing agencies (both public and private). The VIHFA has supported these efforts through the award of CDBG funds for the construction or rehabilitation of several of the projects.

One of the key reasons for VIHFA's support of the project to establish homeless housing on the site of the Villa Morales compound on St. Croix is the proposed establishment of partnerships with various entities that would provide services to the residents- i.e., behavioral health services, linkages to care, life skills training, and job skills training.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

An Update to the Analysis of Impediments was most recently conducted in 2015. Three (3) areas of impediments to fair housing were identified in the Update as follows: Insufficient choice in affordable, quality housing; lack of awareness of rights and responsibilities concerning fair housing may contribute to unfair or unequal treatment; and inadequate housing and services for persons with disabilities, including persons with mental illness, and other populations with special needs. The next update to the Analysis of Impediments will be in conjunction with the development of the 2020-24 Consolidated Plan.

Although the Virgin Islands Housing Finance Authority and Virgin Islands Housing Authority - have made significant inroads in providing quality housing, improving housing choice, and reducing barriers to affordable housing, the 2015 Update identified the need for affordable housing choice in general - and, in

particular for persons with special needs - as a priority.

Various factors combine to create significant barriers to affordable housing including the limited supply of buildable land, the high cost of utilities and infrastructure, prohibitively high costs of insurance, lack of public sewer and municipal water service for most areas, historic preservation requirements in the downtown areas of Christiansted, Frederiksted, and Charlotte Amalie, limited federal program funding, and the fiscal constraints of the Territorial government where large deficits and flat revenues virtually preclude significant local funding for housing programs. Another challenge identified was the relatively low level of household and family income compared to the national average.

During the period, VIHFA continue to pursue various strategies to reduce barriers to affordable housing as follows: The Territory's entire allocation of HOME Program funds are allocated to home ownership activities. In addition, the VIHFA operates several local programs which are dedicated to increasing affordable home ownership, including programs in cooperation with the local PHA (VI Housing Authority) and other partners such as USDA Rural Development). By subsidizing the lot and the infrastructure, The VIHFA and the Territorial government have provided land for housing at reduced costs by significantly subsidizing the infrastructure cost as well as pricing the land below market value. Certain tax benefits are granted to developers that execute an Affordable Housing Development Agreement (AHDA) for the production of affordable housing units; benefits are also extended to registered contractors, sub-contractors, and vendors working on projects covered by an AHDA. The cost savings achieved serve to reduce development costs and translate into more affordable purchase prices.

Low salaries and high living costs in the Territory mean that households have limited discretionary income to save for the future. Without adequate savings for down payments and closing costs, potential purchasers cannot afford homeownership; however, home ownership is possible when funds from either a grant or a silent second mortgage are made available to assist eligible, low-income homebuyers with the out-of-pocket charges associated with mortgage closing. VIHFA provides subsidies as high as 50 of the cost of a new single-family home in order to make that home affordable to their target family customer.

Mental illness has been an impediment to fair housing choice as landlords (to include public sources of housing) are reluctant to house persons with mental illness due to the lack of wrap-around services and supports. This, coupled with the lack of permanent supportive housing, leaves persons with mental illness vulnerable on all fronts. VIHFA has sought to expand the supply of available and affordable permanent housing and supportive services to persons with disabilities by soliciting for and supporting proposals from subrecipients seeking to develop permanent housing with supportive services for persons with disabilities.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizens are provided with opportunities to review the CAPER and comment during the comment period. The notices of availability of the CAPER for public review were published in local newspapers of general circulation (St. Croix Avis and VI Daily News, respectively) and also the VI Source electronic newspaper.

Any written or verbal comments submitted in response to the request for public comments will be summarized and included in the final document.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There have not been any changes to the Territory's program objectives during the program period. The Authority remains confident that the stated priority objectives are in accordance with the identified needs.

Program accomplishments in Program Year 2019 were lower than anticipated.

Although the Territory had begun to make significant strides in its recovery efforts during PY 2019, some ongoing impacts had continued to pose challenges for several CDBG-funded capital projects. Manpower shortages, material availability issues, and even protracted delays in settling insurance claims had delayed some projects. Then, beginning in March 2020, program closures and disruptions precipitated by stay-at-home orders due to the onset of the pandemic further impacted the program's productivity.

During the previous period, funds from several projects that were cancelled at the end of Program Year 2017 because of hurricane impacts were re-programmed via Substantial Amendment to existing projects which had a need for supplemental funding allocations. Although it was anticipated that the recipient projects would be completed in Program Year 2019; unfortunately, these projects were also impacted by the pandemic business shutdowns.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The jurisdiction does not have any open BEDI grants.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

At present, there are no HOME -assisted rental projects that remain subject to an Affordability Period; therefore, no properties that were subject to on-site monitoring during this reporting period.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)**

The jurisdiction does not provide HOME funds directly to housing developers. The jurisdiction's primary use of HOME funds is for direct financial assistance to individual first-time homebuyers; as such, the affirmative marketing efforts/initiatives are focused on ensuring that prospective clients (i.e., persons seeking first-time home ownership) are aware of the VI Housing Finance Authority and the various programs in support of first-time home ownership that are available. The VIHFA engages in direct marketing and outreach to persons via collaborations with employers, lenders, and the local Public Housing Authority and also by maintaining a presence at local community events such as fairs. The VIHFA also sponsors the Annual Housing Expo which is widely promoted throughout the Territory with radio and print ads. The VIHFA's Annual Housing Expo has become known as the largest single promotion of VIHFA's programs - to include the HOME Program.

USDA Rural Development also routinely refers clients to the VIHFA for downpayment and mortgage buydown assistance via the HOME Program.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the reporting year, a total of \$238,390.92 in program income funds was expended for a total of three (3) projects. All projects that were assisted with program income funds entailed home ownership assistance. All three projects were completed during the reporting period. The three assisted households were single female-headed households with children. One household was in the St. Thomas district; two others were in the St. Croix district. One household was in the 51-60% AMI category; the other two households were in the 61-80% category.

No rental projects were undertaken with HOME funds during the program year.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

During the period, the VIHFA and the local PHA (VI Housing Authority) continued working together to encourage and support public housing residents who are in the Family Self-Sufficiency (FSS) program and those in the Housing Choice Voucher program to apply for VIHFA's homebuyer programs and to receive homebuyer education and pre-purchase counseling, as necessary. VIHFA continues to work collaboratively with USDA Rural Development to structure affordable financing packages with a focus on increasing the number of low-income households achieving home ownership. The objective is to facilitate the creation of innovative financing packages, structured within the framework of both programs, which ultimately result in increased home ownership opportunity for clients from typically underserved populations.

Examples of actions taken to foster and maintain affordable housing include provision of homebuyer education (which is a mandatory prerequisite for clients receiving assistance under the HOME Program) and post-purchase counseling for assisted homebuyers who experience financial difficulties after purchase.

The jurisdiction has not layered any HOME dollars with federal Low Income Housing Tax Credits (LIHTC) during the period; nonetheless, the LIHTC Program continues to account for virtually all the production of new affordable rental units in the Territory - as has been the case for at least the past 20 years. The local PHA has engaged in public-private partnership ventures utilizing LIHTC to revitalize its public housing inventory. The PHA's plan is to utilize LIHTC and perhaps private activity bonds to completely modernize its entire public housing portfolio over the next 10 years.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

There was no activity under the Housing Trust Fund during the period. In the Territory's HTF Allocation Plan it is indicated that the HTF monies are to be allocated in conjunction with the award of Low Income Housing Tax Credits (LIHTC) for new construction housing. Although one award of LIHTC was completed during the period, the process for award of HTF was not fully undertaken. The jurisdiction has sought technical assistance relative to the application of subsidy layering review process to ensure that the HTF funds are awarded in full compliance with the HTF allocation plan, the LIHTC Qualified Allocation Plan (QAP) and the relevant requirements of 24 CFR part 93. As of the preparation of this CAPER, there are currently several LIHTC project applications under consideration; it is anticipated that the HTF funds will be awarded to at least one of the projects.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	VIRGIN ISLANDS
Organizational DUNS Number	176272615
EIN/TIN Number	660412508
Identify the Field Office	CARIBBEAN
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Virgin Islands CoC

ESG Contact Name

Prefix	Ms
First Name	Janine
Middle Name	0
Last Name	Hector
Suffix	0
Title	Federal Programs Director

ESG Contact Address

Street Address 1	3202 Demerara Plaza, Suite 200
Street Address 2	0
City	St. Thomas
State	VI
ZIP Code	-
Phone Number	3407724432
Extension	3234
Fax Number	0
Email Address	jhector@vihfa.gov

ESG Secondary Contact

Prefix	Mrs
First Name	Brenda
Last Name	Harrigan-Walwyn
Suffix	0
Title	ESG Coordinator
Phone Number	3407774432
Extension	2241
Email Address	bhwalwyn@vihfa.gov

CAPER

2. Reporting Period—All Recipients Complete

Program Year Start Date 10/01/2019
Program Year End Date 09/30/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: CATHOLIC CHARITIES OF THE VIRGIN ISLANDS, INC.

City: VIRGIN ISLANDS

State: VI

Zip Code: ,

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: Methodist Training & Outreach Center, Inc.

City: St Thomas

State: VI

Zip Code: 00803, 6816

DUNS Number: 152845884

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: V.I Parteners in Recovery, Inc.

City: St Croix

State: VI

Zip Code: 00823, 5105

DUNS Number: 622376114

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 28000

Subrecipient or Contractor Name: ST. CROIX MISSION OUTREACH, INC.

City: Christiansted

State: VI

Zip Code: 00820, 4901

DUNS Number: 016080828

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 45160

Subrecipient or Contractor Name: Women's Coalition of St. Croix

City: Christiansted

State: VI

Zip Code: 00822, 2734

DUNS Number: 783380678

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 15340

Subrecipient or Contractor Name: Frederiksted Health Care, Inc.

City: Frederiksted

State: VI

Zip Code: 00841, 1198

DUNS Number: 136565863

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 10000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	3
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	3

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	4
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	4

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	76
Children	15
Don't Know/Refused/Other	0
Missing Information	0
Total	91

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	181
Children	5
Don't Know/Refused/Other	0
Missing Information	0
Total	186

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	124
Female	62
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	186

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	5
18-24	6
25 and over	175
Don't Know/Refused/Other	0
Missing Information	0
Total	186

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	7	0	0	1
Victims of Domestic Violence	21	0	0	21
Elderly	9	1	0	5
HIV/AIDS	0	0	0	0
Chronically Homeless	42	0	1	0
Persons with Disabilities:				
Severely Mentally Ill	16	1	0	0
Chronic Substance Abuse	85	0	0	0
Other Disability	13	3	0	5
Total (Unduplicated if possible)	193	5	1	68

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	12,410
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The local CoC is still developing formal performance standards relative to the ESG program and thus project outcomes data has not been measured under such standards. One area that showed marked improvement during the period is the HMIS bed coverage ratio for all beds. According to the Housing Inventory Count, fully 100% of emergency shelter beds that were available were reflected in the HMIS. Other performance measure areas such as length of stays continue to be impacted by limited permanent housing options - most particularly, permanent supportive housing.

The total number of shelter bed-nights reported above accounts for ESG subrecipients St. Croix Mission Outreach (Genesis House), The Village -VI Partners in Recovery, and Women's Coalition Sojourner House safe shelter. These three facilities accounted for a total of 12410 bed-nights available.

During the passage of the 2017 hurricanes, one non-ESG shelter (i.e., Bethlehem House - St. Croix) sustained heavy damages and was taken out of service -resulting in the loss of 27 beds. Unfortunately, as of the end of this reporting period, those beds have not been returned to the inventory. It is anticipated

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	35,525	31,628	22,401.20
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	3,758	
Expenditures for Housing Relocation & Stabilization Services - Services	0	1,828	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	35,525	37,214	22,401.20

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	14,600	13,500	12,000
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	14,600	13,500	12,000

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	32,052	35,235	
Operations	41,867	43,426	
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	73,919	78,661	45,869

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	17,500	15,000	0
HMIS	1,517	0	8,846
Administration	24,167	9,062	9,842

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	167,228	153,437	98,958

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	167,228	153,437	98,958

Table 31 - Total Amount of Funds Expended on ESG Activities

CAPER Attachments
